



**Auction**

## 3 bed detached bungalow to buy in PE12

Masterdyke, Sutton St. James, Spalding, Lincolnshire, PE12 0JE

**£195,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Substantial 3-Bedroom Detached Bungalow In Need Of Full Refurbishment
- ✓ Situated In A Semi-Rural Location On A 0.4 Acre Plot

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set on an impressive 0.4-acre plot and nestled on the outskirts of the charming village of Sutton St. James, this substantial detached bungalow offers a unique opportunity for those seeking a project to create their dream home. The property boasts three spacious bedrooms and two bathrooms, making it ideal for families, those considering multi-generational living, or simply those looking for extra space.

The bungalow features a spacious kitchen, a utility room, a generous living room, a conservatory and a larger sun room. Additionally, the property includes outbuildings including a double garage, sheds and kennels, providing ample potential for various uses, whether for storage, hobbies, or accommodating pets.

While the bungalow is in need of full refurbishment, it presents a canvas for buyers to design and personalise to their taste. The picturesque surroundings offer delightful field views, enhancing the tranquil atmosphere of this popular village location.

With its potential and prime setting, this property is a rare find in the market. Don't miss the chance to transform this bungalow into a stunning residence in a lovely community.

Auctioneers Additional Comments - Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £195,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance Hall

With an airing cupboard measuring approximately 1.45m x 0.75m

---

## Kitchen

4.81m x 4.56m (15'9" x 14'11")

---

## Living Room

4.83m x 3.53m (15'10" x 11'6")

---

## Sun Room

5.54m x 3.20m (18'2" x 10'5")

---

## Conservatory

2.99m x 2.38m (9'9" x 7'9")

---

## Bathroom

2.93m x 1.89m (9'7" x 6'2")

---

## Bedroom One

4.13m x 2.94m (13'6" x 9'7")

---

## Bedroom Two

3.57m x 3.04m (11'8" x 9'11")

---

## Bedroom Three

3.58m x 3.33m (11'8" x 10'11")

---

## Shower Room


4.59m x 1.09m (15'0" x 3'6")

---

## Utility Room

2.56m x 2.42m (8'4" x 7'11")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Masterdyke, Sutton St. James, Spalding, Lincolnshire, PE12 0JE

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

